



HOTEL · FOR SALE

Liberty-style four-star hotel, Genoa city centre

An off-market, income-producing hotel in a fully refurbished heritage building in central Genoa.

KEYS 70 · 4★ upscale	BUILDING 1860 Liberty-style, 8 levels	AREA c. 3,970 m ² GLA
ENERGY CLASS A1, valid to 2032	TENURE Freehold, incl. parking	INCOME Long-term lease to operator

Investment highlights

- 01 Central location a few minutes on foot from a main rail station, close to the financial district, the main shopping street, cultural venues and the city's principal hospital; about 7 km from the airport.
- 02 Leased to an established operator since 2021 on a long-term lease combining a minimum guaranteed rent with a turnover-linked variable rent.
- 03 Extraordinary works completed: rooms, public areas, MEP systems and roof all renewed, with top-band A1 energy class and the Liberty façade preserved. Limited capex risk.

Next steps. The property name, location details, financials and the full information memorandum are released after signature of a confidentiality agreement. Please quote reference **AFI-H-03**.

AFI Global
Lausanne · New York
info@afiglobal.ch
afiglobal.ch

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